

EXHIBIT C



02/14/2025

Big Lots Stores, Inc.
 Big Lots Stores, Inc.
 Attn: Accounts Payable
 4900 East Dublin Granville Rd.
 Columbus, OH 43081

RE: Recovery Reconciliation for the period 01/24 - 12/24 - Cross Creek Plaza - 5000-304, 320-332B Robert Smalls Parkway

Dear Big Lots Stores, Inc.,

Please be advised that your account has been billed (or credited) as shown below. Please note the amounts due reflect the difference between the Pro-rata shares of CAM, RE Taxes, and Insurance and the amounts BILLED MONTHLY (if any) for each item during the prior year. The calculations for this amount are as shown below.

Lease Area	33,796.00			Lease Start	07/22/2021				
Property Area	243,863.00								
Recovery Group	Expense Pool	Current Expense	Prorata Share (%)	Your Share	CAP Adjustment	Recovery Charge	Total Billed	Amount Owed	Days Occupied
CAM	cammgmt	171,360.22	13.86	23,748.13	0.00	23,748.13	25,098.72	-1,350.59	366
CAM	uncontro	26,181.93	13.86	3,628.45	0.00	3,628.45	3,834.84	-206.39	366
INS	ins	116,248.00	13.86	16,110.35	0.00	16,110.35	0.00	16,110.35	366
RE Taxes	tax	461,158.83	13.86	63,910.16	0.00	63,910.16	0.00	63,910.16	366

Total Due 78,463.53

Checks should be made payable to: USPG Portfolio Eight, LLC
 Checks should be mailed to: PO Box 64-5781
 Cincinnati, OH 45264-5781

Unless otherwise stated in your lease, payments are due within 15 days of receipt of this invoice. If a refund is due to you, please take the credit against your next rental payment. Should you have any questions regarding the above calculations, please contact landlord.

Sincerely,

USPG Portfolio Eight, LLC
 Accounts Receivable
 Email: AR@USPGINC.COM
 Phone: (614) 472-2901

Units	Amendment Type	Recovery Group	Recovery Calculation																					
			Expense		Expense		Admin %		Expense after		Anchor		Anchor		Total	No of	Numerator	Denominator	%	Share of	Share	Total	Total	Amount
			Pool		Admin Fee		Group		Deduction		Expenses		Days		Area	Area	Share	Expenses	Minimum	Cap	Share	Estimate	Date	
(Big15440) - Big Lots Stores, Inc.																								
00180	Original Lease	CAM	carngmt	171,360.22	0.00	171,360.22	366	33,795.00	243,863.00	13.86	0.00	35,634.66	23,748.13	0.00	25,098.72	-1,350.59								
00180	Original Lease	CAM	uncontro	26,181.93	0.00	26,181.93	366	33,795.00	243,863.00	13.86	3,628.45	5,444.58	3,628.45	0.00	3,834.84	-206.39								
00180	Original Lease	INS	Ins	116,248.00	0.00	116,248.00	366	33,795.00	243,863.00	13.86	16,110.35	0.00	0.00	16,110.35	0.00	16,110.35	0.00							
Total Big15440	Original Lease	RE Taxes	tax	461,158.83	0.00	461,158.83	366	33,795.00	243,863.00	13.86	63,910.16	0.00	0.00	63,910.16	0.00	63,910.16	0.00	107,397.09	28,933.56	76,463.53				

Page : 1

Property: Cross Creek Plaza(ccp1), Area :Gross Lease, Lease Name :Big Lots Stores, Inc (bigl5440), Year : 12/2024

Expense Detail By Pool		
Expense Pool	Description	Total Expenses
cammgmt		
	Parking Lot Painting	16,490.00
	Parking Lot Asphalt - R/M	20,470.00
	Sprinkler Inspections	773.82
	Fire Alarm - Inspection	696.45
	Fire Alarm - R/M	997.00
	Fire Alarm - Monitoring Services	2,880.00
	Lighting - Exterior Building Lights	580.00
	Lighting - Parking Lot	5,645.00
	Parking Lot Signs	808.30
	Storm Drain Repair	800.00
	Sanitary Sewer Repair	95.00
	Exterior Housekeeping	24,290.00
	Exterior Powerwashing	8,348.92
	Exterior Plumbing	575.00
	Backflow - Inspections	510.73
	Landscaping - Contract	42,360.00
	Landscaping - Non-Contract	19,555.00
	Parking Lot Sweeping	24,000.00
	Bulk Trash Removal	600.00
	Interior Housekeeping	95.00
	Exterminator Service	410.00
	Locksmith - Shared Rooms	380.00
	Depreciation Exp. - Recoverable Capital	0.00
Total for cammgmt		171,360.22
Adjusted Total for cammgmt		171,360.22
ins		
	Property Insurance	101,360.28
	Liability Insurance	14,887.72
Total for ins		116,248.00
Adjusted Total for ins		116,248.00
tax		
	Real Estate Tax Expense	461,158.83
Total for tax		461,158.83
Adjusted Total for tax		461,158.83
uncontro		
	CAM - Electric	26,048.43
	CAM - Storm Water	0.00
	CAM - Fire Protection Sprinkler	133.50
Total for uncontro		26,181.93
Adj .sted Total for uncontro		26,181.93
Total Expenses		774,948.98
Adjusted Total Expenses		774,948.98

Cross Creek Plaza

Tax Parcel	Amount
1 R122-029-000-182B-0000	276,096.60
2 R122-029-000-182A-0000	177,735.11
3 R122-029-000-0184-0000	7,321.28
4 SI170037399	5.84
 Tax Appeal Costs	-
 Total RE Taxes	461,158.83

16394296-7887-11



BEAUFORT COUNTY TREASURER
PO DRAWER 487
BEAUFORT, SC 29901-0487
ELECTRONIC SERVICE REQUESTED
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USPG, INC.
NOV 18 2024
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*****AUTO**ALL FOR AADC 430
16394296 8706-PTN 78887111



C/O US PROPERTIES GROUP INC ATTN LEGAL D
USPG PORTFOLIO EIGHT LLC
3665 FISHINGER BLVD
HILLIARD OH 43026-7558



2024 BEAUFORT COUNTY PROPERTY TAX BILL

Have a question about...

Real property or mobile homes?

Call 843-255-2400 or Assessor@bcgov.net

Business property, Personal property, Homestead or Military exemption?

Call 843-258-5434 or BeaufortCountyAuditor@bcgov.net

Your payment?

Call 843-341-8404 or www.BeaufortCountyTreasurer.com

Property ID (PIN)		Alternate ID (AIN)
		04463789
Description		Property Class Code
328 ROBERT SMALLS PKWY, TRACT B C D PB40 P43		ComImp Trade CommunityShopCtr
Acres	Assessment Ratio	Tax Authority Group
22.54	6.00%	120-BEAUFORT CITY

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.05330	902,260	48,090.46
COUNTY DEBT	0.00320	902,260	2,887.23
RURAL & CRITICAL LANDS	0.00300	902,260	2,706.78
SCHOOL - OPERATIONS	0.12180	902,260	109,895.27
SCHOOL - DEBT	0.03630	902,260	32,752.04
CITY OF BEAUFORT OPERATIONS	0.06030	902,260	54,406.28
CITY OF BEAUFORT DEBT	0.01360	902,260	12,270.74
Stormwater COUNTY FEE			668.80
Stormwater MUNICIPAL/DISTRICT FEE			12,399.00
TOTALS	0.29150	902,260	276,096.60

Values And Prior Year Information	
Appraised Value	15,613,300
Capped Value	15,037,745
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	902,260
Prior Year Tax/Fees	276,096.60

How Your Taxes Are Calculated	
Taxable Value	902,260
x Millage Rate	0.29150
Tax Amount	263,008.80
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	13,087.80
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

TOTAL AMOUNT DUE: \$276,096.60
DUE BY: January 15, 2025

**SAVE TIME.
GO ONLINE.**

myBeaufortCounty.com



2024 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	AIN	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2024	04463789	0004463789	R122 029 000 182B 0000	328 ROBERT SMALLS PKWY, City of Beaufort	\$276,096.60

Owner as of January 1, 2024 USPG PORTFOLIO EIGHT LLC

Include on your check your Phone Number, PIN and RevObjID
Make your check payable to Beaufort County Treasurer.

PAYABLE NOW THRU 01/15/2025 \$276,096.60
THEN PENALTIES APPLY...
IF RECEIVED AFTER 01/15/2025 (3%) \$284,379.50
IF RECEIVED AFTER 02/03/2025 (10%) \$303,706.26
IF RECEIVED AFTER 03/17/2025 (15%) \$317,511.09
IF RECEIVED AFTER 03/31/2025 (\$250) \$317,761.09
IF RECEIVED AFTER 09/02/2025 (\$150) \$317,911.09

Beaufort County RPA
PO BOX 105176
ATLANTA GA 30348-5176



C/O US PROPERTIES GROUP INC ATTN LEGAL D
USPG PORTFOLIO EIGHT LLC
3665 FISHINGER BLVD
HILLIARD OH 43026-7558

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BEAUFORT COUNTY TREASURER
PO DRAWER 487
BEAUFORT, SC 29901-0487
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USPG, INC.

NOV 18 2024

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*****AUTO**ALL FOR AADC 430
16394296 8706-PTN 78888111



C/O US PROPERTIES GROUP LLC ATTN: LEGAL D
USPG PORTFOLIO EIGHT LLC
3665 FISHINGER BLVD
HILLIARD OH 43026-7558



2024 BEAUFORT COUNTY PROPERTY TAX BILL

Have a question about...

Real property or mobile homes?

Call 843-255-2400 or Assessor@bcgov.net

Business property, Personal property, Homestead or Military exemption?

Call 843-258-5434 or BeaufortCountyAuditor@bcgov.net

Your payment?

Call 843-341-8404 or www.BeaufortCountyTreasurer.com

Property ID (PIN)	Alternate ID (AIN)	
R122 029 000 182A 0000	04027582	
Description	Property Class Code	
332 ROBERT SMALLS PKWY, BELK STORE & BEST BU		
Acres	Assessment Ratio	Tax Authority Group
10.14	6.00%	120-BEAUFORT CITY

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.05330	580,370	30,933.71
COUNTY DEBT	0.00320	580,370	1,857.18
RURAL & CRITICAL LANDS	0.00300	580,370	1,741.11
SCHOOL - OPERATIONS	0.12180	580,370	70,688.07
SCHOOL - DEBT	0.03630	580,370	21,067.43
CITY OF BEAUFORT OPERATIONS	0.06030	580,370	34,996.31
CITY OF BEAUFORT DEBT	0.01360	580,370	7,893.03
Stormwater COUNTY FEE			450.27
Stormwater MUNICIPAL/DISTRICT FEE			8,107.00
TOTALS	0.29150	580,370	177,735.11

Values And Prior Year Information	
Appraised Value	10,958,400
Capped Value	9,672,765
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	580,370
Prior Year Tax/Fees	177,935.69

How Your Taxes Are Calculated	
Taxable Value	580,370
x Millage Rate	0.29150
Tax Amount	169,177.84
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	8,557.27
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

TOTAL AMOUNT DUE: \$177,735.11
DUE BY: January 15, 2025

**SAVE TIME.
GO ONLINE.**

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SCAN ME

2024 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	AIN	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2024	04027582	0004027582	R122 029 000 182A 0000	332 ROBERT SMALLS PKWY, City of Beaufort	\$177,735.11

Owner as of January 1, 2024 USPG PORTFOLIO EIGHT LLC

Include on your check your Phone Number, PIN and RevObjID.
Make your check payable to Beaufort County Treasurer.

PAYABLE NOW THRU 01/15/2025 \$177,735.11
 THEN PENALTIES APPLY...
 IF RECEIVED AFTER 01/15/2025 (3%) \$183,067.16
 IF RECEIVED AFTER 02/03/2025 (10%) \$195,508.62
 IF RECEIVED AFTER 03/17/2025 (15%) \$204,395.38
 IF RECEIVED AFTER 03/31/2025 (\$250) \$204,645.38
 IF RECEIVED AFTER 09/02/2025 (\$150) \$204,795.38

Beaufort County RPA
PO BOX 105176
ATLANTA GA 30348-5176



C/O US PROPERTIES GROUP LLC ATTN: LEGAL D
USPG PORTFOLIO EIGHT LLC
3665 FISHINGER BLVD
HILLIARD OH 43026-7558

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16394296-78885-1-2



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USPG, INC.

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*****AUTO**ALL FOR AADC 430
16394296 8706-PTN 78885 1 1



ATTN: LEGAL DEPARTMENT
USPG PORTFOLIO EIGHT LLC
3665 FISHINGER BLVD
HILLIARD OH 43026-7558



2024 BEAUFORT COUNTY PROPERTY TAX BILL

Have a question about..

Real property or mobile homes?

Call 843-255-2400 or Assessor@bcgov.net

Business property, Personal property, Homestead or Military exemption?

Call 843-258-5434 or BeaufortCountyAuditor@bcgov.net

Your payment?

Call 843-341-8404 or www.BeaufortCountyTreasurer.com

Property ID (PIN)		Alternate ID (AIN)
		05118428
Description	Property Class Code	
304 ROBERT SMALLS PKWY, OUTPARCEL B PB40 P43	ComImp Trade RelFood	
Acres	Assessment Ratio	Tax Authority Group
0.54	6.00%	120-BEAUFORT CITY

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.05330	23,940	1,276.00
COUNTY DEBT	0.00320	23,940	76.61
RURAL & CRITICAL LANDS	0.00300	23,940	71.82
SCHOOL - OPERATIONS	0.12180	23,940	2,915.89
SCHOOL - DEBT	0.03630	23,940	869.02
CITY OF BEAUFORT OPERATIONS	0.06030	23,940	1,443.58
CITY OF BEAUFORT DEBT	0.01360	23,940	325.58
Stormwater COUNTY FEE			17.78
Stormwater MUNICIPAL/DISTRICT FEE			325.00
TOTALS	0.29150	23,940	7,321.28

Values And Prior Year Information	
Appraised Value	450,100
Capped Value	398,935
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	23,940
Prior Year Tax/Fees	7,421.58

How Your Taxes Are Calculated	
Taxable Value	23,940
x Millage Rate	0.29150
Tax Amount	6,978.50
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	342.78
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

TOTAL AMOUNT DUE: \$7,321.28
DUE BY: January 15, 2025

**SAVE TIME.
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2024 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	AIN	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2024	05118428	0005118428	R122 029 000 0184 0000	304 ROBERT SMALLS PKWY, City of Beaufort	\$7,321.28

Owner as of January 1, 2024 USPG PORTFOLIO EIGHT LLC

Include on your check your Phone Number, PIN and RevObjID.
Make your check payable to Beaufort County Treasurer.

PAYABLE NOW THRU 01/15/2025 \$7,321.28
 THEN PENALTIES APPLY...
 IF RECEIVED AFTER 01/15/2025 (3%) \$7,540.92
 IF RECEIVED AFTER 02/03/2025 (10%) \$8,053.41
 IF RECEIVED AFTER 03/17/2025 (15%) \$8,419.47
 IF RECEIVED AFTER 03/31/2025 (\$250) \$8,669.47
 IF RECEIVED AFTER 09/02/2025 (\$150) \$8,819.47

ATTN: LEGAL DEPARTMENT
USPG PORTFOLIO EIGHT LLC
3665 FISHINGER BLVD
HILLIARD OH 43026-7558

Beaufort County RPA
PO BOX 105176
ATLANTA GA 30348-5176



0005118428000073212800007540920000805341000084194700747

16394295-78894-1-1-2



BEAUFORT COUNTY TREASURER
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USPG, INC.

NOV 18 2024

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*****AUTO**ALL FOR AADC 430
16394295 8708-PTN 78894 1 1 1



USPG PORTFOLIO EIGHT LLC
ATTN : LEGAL DEPT
3665 FISHINGER BLVD
HILLIARD OH 43026-7558



2024 BEAUFORT COUNTY PROPERTY TAX BILL

Have a question about...

Real property or mobile homes?

Call 843-255-2400 or Assessor@bcgov.net

Business property, Personal property, Homestead or Military exemption?

Call 843-258-5434 or BeaufortCountyAuditor@bcgov.net

Your payment?

Call 843-341-8404 or www.BeaufortCountyTreasurer.com

Property ID (PIN)		Alternate ID (A/N)
		227607191
Description	Property Class Code	
330 ROBERT SMALLS PKWY Ste 24, SIGNS	020 Signs	
Acres	Assessment Ratio	Tax Authority Group
0.00	10.50%	120-BEAUFORT CITY

Values And Prior Year Information	
Appraised Value	200
Capped Value	200
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	20
Prior Year Tax/Fees	5.85

Where Your Tax Dollars Go			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.05330	20	1.07
COUNTY DERT	0.00320	20	0.06
RURAL & CRITICAL LANDS	0.00300	20	0.06
SCHOOL - OPERATIONS	0.12180	20	2.44
SCHOOL - DEBT	0.03630	20	0.73
CITY OF BEAUFORT OPERATIONS	0.06030	20	1.21
CITY OF BEAUFORT DEBT	0.01360	20	0.27
TOTALS	0.29150	20	5.84

How Your Taxes Are Calculated	
Taxable Value	20
+10% Failure to List Penalty	0
x Millage Rate	20
Tax Amount	0.29150
+25% Penalty for a False Return	5.84
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	0.00
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

TOTAL AMOUNT DUE: \$5.84
DUE BY: January 15, 2025

**SAVE TIME.
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2024 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	A/N	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2024	227607191	0227607191	SI170037399	330 ROBERT SMALLS PKWY Ste 24	\$5.84

Owner as of January 1, 2024 USPG PORTFOLIO EIGHT LLC

Include on your check your Phone Number, PIN, and RevObjID
Make your check payable to Beaufort County Treasurer

PAYABLE NOW THRU 01/15/2025	\$5.84
THEN PENALTIES APPLY...	
IF RECEIVED AFTER 01/15/2025	(3%)
IF RECEIVED AFTER 02/03/2025	(10%)
IF RECEIVED AFTER 03/17/2025	(15%)
IF RECEIVED AFTER 03/31/2025	(\$250)
IF RECEIVED AFTER 09/02/2025	(\$150)

Beaufort County RPA
PO BOX 105176
ATLANTA GA 30348-5176



USPG PORTFOLIO EIGHT LLC
ATTN : LEGAL DEPT
3665 FISHINGER BLVD
HILLIARD OH 43026-7558

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6708PFFE 10/03/24 2935, 199, k part 3, 5

Cross Creek Plaza

2023-2024				2024-2025			
Property	Liability	Umbrella	Total	Property	Liability	Umbrella	Total
\$ 47,583.73	\$ 10,117.79	\$ 1,977.08	59,678.60	\$ 72,820.70	\$ 10,932.64	\$ 2,069.86	85,823.20
\$ 20,046.37	\$ 3,774.84	\$ 737.63	24,558.85	\$ 30,261.47	\$ 4,078.27	\$ 772.13	35,111.87
\$ 1,201.24	\$ 61.64	\$ 12.05	1,274.93	\$ 1,833.33	\$ 63.50	\$ 12.02	1,908.85
\$ 60.59	\$ -	\$ -	60.59	\$ 89.69	\$ -	\$ -	89.69
\$ 68,891.93	\$ 13,954.27	\$ 2,726.76	85,572.97	\$ 105,005.19	\$ 15,074.41	\$ 2,854.01	122,933.61
12.00	12.00	12.00		12.00	12.00	12.00	
5,740.99	1,162.86	227.23		8,750.43	1,256.20	237.83	
2.00	2.00	2.00		10.00	10.00	10.00	
11,481.98	2,325.72	454.46	14,262.16	87,504.30	12,562.00	2,378.30	102,444.60

	1/2024-2/2024	3/2024-12/2024	Total
Property	11,481.98	87,504.30	98,986.28
NFIP			2,374.00
Liability	2,325.72	12,562.00	14,887.72
Umbrella	454.46	2,378.30	2,832.76

| \$ 119,080.76 |



Make check payable to: Huntington Insurance, Inc.
Lockbox: L-3437
Columbus, OH 43260-0001

FedEx and UPS Mail 5555 Cleveland Ave.
Overnight to: GW2W10/L-3437
Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - "Belk" Building
3665 Fishinger Blvd.
Hilliard, OH 43026

Invoice Date: 03/01/2023
Client Code: USPRO
Bill-To Code:

Amount Remitted: _____

Please return this portion with your payment

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/23 to 03/01/24	USC029753230	Property Annual Premium	\$47,583.73
03/01/23 to 03/01/24	CMM133853R	General Liability Annual Premium	\$10,117.79
03/01/23 to 03/01/24	CMM133853R	Umbrella Annual Premium	\$1,977.08
Cross Creek Plaza - "Belk" Building 328-332B Robert Smalls Parkway Beaufort, SC 29906			
Total Amount Due:			\$59,678.60



Make check payable to: Huntington Insurance, Inc.
Lockbox: L-3437
Columbus, OH 43260-0001

FedEx and UPS Mail 5555 Cleveland Ave.
Overnight to: GW2W10/L-3437
Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - "Belk" Building
3665 Fishinger Blvd.
Hilliard, OH 43026

Invoice Date: 03/01/2024
Client Code: USPRO
Bill-To Code:

Amount Remitted: _____

Please return this portion with your payment

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/24 to 03/01/25	USC029753240	Property Annual Premium	\$72,820.70
03/01/24 to 03/01/25	CMM133853R	General Liability Annual Premium	\$10,932.64
03/01/24 to 03/01/25	CMM133853R	Umbrella Annual Premium	\$2,069.86
		Cross Creek Plaza - "Belk" Building 328-332B Robert Smalls Parkway Beaufort, SC 29906	
Total Amount Due:			\$85,823.19



Make check payable to: Huntington Insurance, Inc.
Lockbox: L-3437
Columbus, OH 43260-0001

FedEx and UPS Mail 5555 Cleveland Ave.
Overnight to: GW2W10/L-3437
Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - "TJMaxx" Building
3665 Fishinger Blvd.
Hilliard, OH 43026

Invoice Date: 03/01/2023
Client Code: USPRO
Bill-To Code:

Amount Remitted: _____

Please return this portion with your payment

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/23 to 03/01/24	USC029753230	Property Annual Premium	\$20,046.37
03/01/23 to 03/01/24	CMM133853R	General Liability Annual Premium	\$3,774.84
03/01/23 to 03/01/24	CMM133853R	Umbrella Annual Premium	\$737.63
Cross Creek Plaza - "TJMaxx" Building 320-330 Robert Smalls Parkway Beaufort, SC 29906			
Total Amount Due:			\$24,558.85



Make check payable to: Huntington Insurance, Inc.
Lockbox: L-3437
Columbus, OH 43260-0001

FedEx and UPS Mail 5555 Cleveland Ave.
Overnight to: GW2W10/L-3437
Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - "TJMaxx" Building
3665 Fishinger Blvd.
Hilliard, OH 43026

Invoice Date: 03/01/2024
Client Code: USPRO
Bill-To Code:

Amount Remitted: _____

Please return this portion with your payment

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/24 to 03/01/25	USC029753240	Property Annual Premium	\$30,261.47
03/01/24 to 03/01/25	CMM133853R	General Liability Annual Premium	\$4,078.27
03/01/24 to 03/01/25	CMM133853R	Umbrella Annual Premium	\$772.13
Cross Creek Plaza - "TJMaxx" Building 320-330 Robert Smalls Parkway Beaufort, SC 29906			
Total Amount Due:			\$35,111.87



Make check payable to: Huntington Insurance, Inc.
Lockbox: L-3437
Columbus, OH 43260-0001

FedEx and UPS Mail 5555 Cleveland Ave.
Overnight to: GW2W10/L-3437
Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - Brusters
3665 Fishinger Blvd.
Hilliard, OH 43026

Invoice Date: 03/01/2023
Client Code: USPRO
Bill-To Code:

Amount Remitted: _____

Please return this portion with your payment

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/23 to 03/01/24	USC029753230	Property Annual Premium	\$1,201.24
03/01/23 to 03/01/24	CMM133853R	General Liability Annual Premium	\$61.64
03/01/23 to 03/01/24	CMM133853R	Umbrella Annual Premium	\$12.05
Cross Creek Plaza - Brusters 304 Robert Smalls Parkway Beaufort, SC 29906			
Total Amount Due:			\$1,274.93



Make check payable to: Huntington Insurance, Inc.
Lockbox: L-3437
Columbus, OH 43260-0001

FedEx and UPS Mail 5555 Cleveland Ave.
Overnight to: GW2W10/L-3437
Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - Brusters
3665 Fishinger Blvd.
Hilliard, OH 43026

Invoice Date: 03/01/2024
Client Code: USPRO
Bill-To Code:

Amount Remitted: _____

Please return this portion with your payment

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/24 to 03/01/25	USC029753240	Property Annual Premium	\$1,833.33
03/01/24 to 03/01/25	CMM133853R	General Liability Annual Premium	\$63.50
03/01/24 to 03/01/25	CMM133853R	Umbrella Annual Premium	\$12.02
Cross Creek Plaza - Brusters 304 Robert Smalls Parkway Beaufort, SC 29906			
Total Amount Due:			\$1,908.85



Make check payable to: Huntington Insurance, Inc.
Lockbox: L-3437
Columbus, OH 43260-0001

FedEx and UPS Mail 5555 Cleveland Ave.
Overnight to: GW2W10/L-3437
Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - ATM
3665 Fishinger Blvd.
Hilliard, OH 43026

Invoice Date: 03/01/2023
Client Code: USPRO
Bill-To Code:

Amount Remitted: _____

Please return this portion with your payment

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/23 to 03/01/24	USC029753230	Property Annual Premium	\$60.59
		Cross Creek Plaza - ATM 304 Robert Smalls Parkway Beaufort, SC 29906	
Total Amount Due:			\$60.59



Make check payable to: Huntington Insurance, Inc.
Lockbox: L-3437
Columbus, OH 43260-0001

FedEx and UPS Mail 5555 Cleveland Ave.
Overnight to: GW2W10/L-3437
Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - ATM
3665 Fishinger Blvd.
Hilliard, OH 43026

Invoice Date: 03/01/2024
Client Code: USPRO
Bill-To Code:

Amount Remitted: _____

Please return this portion with your payment

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/24 to 03/01/25	USC029753240	Property Annual Premium	\$89.69
03/01/24 to 03/01/25	CMM133853R	General Liability Annual Premium	\$0.00
03/01/24 to 03/01/25	CMM133853R	Umbrella Annual Premium	\$0.00
Cross Creek Plaza - ATM 304 Robert Smalls Parkway Beaufort, SC 29906			
Total Amount Due:			\$89.69



Huntington Insurance Inc
440 POLARIS PARKWAY - SUITE 400
WESTERVILLE, OH 43082

USPG, INC.

MAY 07 2024

RECEIVED



Mail To :

0501 209001797000 002421 004124 0037002 0047 0256

USPG PORTFOLIO EIGHT LLC
3665 FISHINGER BOULEVARD
ROBERT SMALLS PARKWAY
HILLIARD OH 43026-7558



Agent : HUNTINGTON INSURANCE INC

Huntington Insurance Inc
440 POLARIS PARKWAY - SUITE 400
WESTERVILLE, OH 43082
(330) 262-6811

RENEWAL NOTICE

Your flood insurance policy will expire 06/30/2024. Renewal premium is required to renew your policy.



Policy Number : SAF3000062568

Policy Expiration Date : 06/30/2024 12:01 am

Loan Number : N/A

Notice Date : 05/01/2024

Payor : Insured

Insured Property Location :

320 SUITE B, 322, 324 & 330 SUITE 21-25
ROBERT SMALLS PARKWAY
BEAUFORT, SC 29906

Coverage Options	Coverage Amounts	Deductibles		Premium	
		Building	Contents	Building	Contents
A. Current coverage	100,000.00	N/A	1,000.00	N/A	1,109.00
B. Increased coverage ⁵	110,000.00	N/A	1,250.00	N/A	1,134.00

This renewal offer is being made on behalf of HOMESITE INSURANCE COMPANY

Follow the instructions below to pay your renewal premium online with a credit card or electronic check.

- Visit <https://ssr.manageflood.com> and select "Make a Payment".
- Enter your policy information and follow the instructions to select your payment type and available coverage amounts if applicable.
- You will immediately receive a copy of your renewal declarations page.

See reverse of this notice for important additional information

IF PAYING BY CHECK OR MONEY ORDER PLEASE DETACH HERE AND SEND THIS PORTION WITH YOUR PAYMENT.



To pay by check or money order :

- Make payment for the exact amount of the coverage option you selected.
- Full payment is required for the option selected.
- Write your policy number on your check or money order.
- Return this portion in the attached return envelope.

Make check or money order payable to :

Insured Name : Uspg Portfolio Eight, Llc

Renewal Date : 06/30/2024

Policy No : SAF3000062568

Bill ID : 29027397-236264865

Select One: Option A Option B
\$1,109 \$1,134

Amount Enclosed: \$ 1 109.00

HOMESITE INSURANCE COMPANY
PO BOX 912470
DENVER, CO 80291-2470

000029027397 000236264865 6



Wright National Flood Insurance Company
 A Stock Company
 P.O. Box 33003
 St. Petersburg, FL 33733-8003
 Customer Service: 1-800-820-3242
 Claims: 1-800-725-9472

WFL 99.023 0424
 1387637
 7/04/24
 2000 11523 FLD RGLR

Policy Number
 39 1150551915 14

Expiration Date
 8/29/24 12:01 a.m. S.T.

Date of Notice
 7/04/24

Agent (614)899-8500
 HUNTINGTON INSURANCE INC
 37 W BROAD ST # HP0700
 COLUMBUS OH 43215-4132

USPG PORTFOLIO EIGHT LLC
 3665 FISHINGER BLVD
 HILLIARD OH 43026-7558

RENEWAL NOTICE
 Your flood insurance policy is about to expire.
 Renewal premium is required to renew your policy.

IMPORTANT: Your policy currently receives an Annual Increase Cap Discount.
 If your policy lapses, you will lose the Annual Increase Cap Discount and your premium will be higher.
 For more information about your discount, please contact your agent listed above.

Payor: Insured

NFIP Policy Number 1150551915

Property Address:

328-330 ROBERT SMALLS PKWY STE
 332 ROBERT SMALLS PKWY
 BEAUFORT, SC 29906-4237

Thank you for being a valued Wright Flood policyholder!

Please make your renewal payment on or before the expiration date shown above.
**See page 2 of this notice for important information regarding the impacts of a lapse in coverage.*

Renewing your policy is easy. Submit your payment to Wright Flood by credit card or electronic funds online through the website: <https://www.myfloodpayment.com>. If paying by check, see the instructions on the remittance coupon below.

Your coverage options are provided below. You may keep your current coverage amounts or adjust your coverage for additional protection. If you have questions about your coverage options or your flood policy, please contact your insurance agent.

Please indicate one of the following options when submitting your payment:

Coverage Options	Coverages		Deductibles		Premium
	Building	Contents	Building	Contents	
A: CURRENT COVERAGE	\$101,000	\$0	\$1,250	N/A	\$1,265.00
B: INCREASED COVERAGE	\$112,000	N/A	\$1,250	N/A	\$1,332.00

Please RETURN BOTTOM PORTION along with your payment to the mailing address below.

WRIGTH

Please WRITE POLICY NUMBER ON CHECK

Renewal Date: 8/29/24

And make payable to: Wright National Flood Insurance Company

Option A \$1,265.00

Insured: USPG PORTFOLIO EIGHT LLC

Option B \$1,332.00

To be paid by: Insured

P.O. Box 33070
 St. Petersburg, FL 33733-8070

02000 11523 FLD* RGLR 391150551915 14 00126500 RE 0133200 1

07336813911505519152418602

0000E

Insured

07930

